

From: Terry Rochioli <rochioli@sonic.net>
Sent: Monday, October 24, 2022 9:08 AM
To: Scott Duiven <sduiven@Healdsburg.gov>
Subject: The Ruse

Dear Mr. Duiven,

Please share this email with the planning commissioners prior to the October 25 meeting.

We are writing as long-time Healdsburg residents (Terry is a native; Myrtle has lived here 40 years) to give you our full support in your rejection of The Ruse's use permit, and to strongly encourage you to not back down and give into these manipulative, entitled hucksters. The name "The Ruse" says it all. In this sentiment, we are quite sure that we represent the vast majority of long-time Healdsburg residents, who say "Enough is Enough." We are tired of newcomers thinking they can come in and get away with whatever they want. (Where are the fire station and affordable housing promised by Montage?)

This property is permitted as an 11-room bed and breakfast, so one would expect no more than about 25 guests on the property at any one time. It seems appropriate to add amenities accommodating this number of guests, perhaps a swimming pool, a tennis or pickle ball court, and a nice outdoor eating area. These amenities should be reserved for the registered guests. Large events and a full bar serving drinks to outside visitors are clearly not included in a use permit for a bed and breakfast.

So the developer tries to use the argument that this is a "private recreational park and swim club", which is allowed in a residential area. This term should be better defined to prevent people trying to use this as a loophole. We don't know what this term means, but let's apply a little common sense. If it's allowed on any residential property, then it's something that we would be able to build in our own backyard, provided our lot was big enough. We don't think the city would allow us to build a pavilion and obtain a liquor license so we could host large events for paying customers. If we wouldn't be allowed to do this, then why would they? A more reasonable interpretation of this use might refer to someone with a pool inviting friends and neighbors to come over and party in the pool on a hot summer's day. Or a home owner who enjoys entertaining installing an outdoor kitchen with extensive decking and plenty of seating for party guests.

Once again, we urge you to stand up to this developer and any future developers to send a clear message that Healdsburg is not an easy mark. The people of Healdsburg are counting on the commission to do the right thing.

Thank you,

Terry and Myrtle Rochioli
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